

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
MEETING MINUTES
AUGUST 26, 2020**

Due to the Covid-19 Pandemic State of Emergency the Millstone Township Board of Adjustment meeting scheduled for Wednesday, August 26, 2020 at 7:30 p.m. will be held using the Zoom Conferencing platform. Members of the public have the option to attend the meeting either by using a device (PC, laptop, tablet or smartphone) or by dialing in via telephone.

Meeting called to Order by Chairman Novellino at 7:31 p.m.

Reading of Adequate Notice by Vice-Chairman Barthelmes.

Salute to the Flag and observance of a moment of silence for the troops.

Roll Call: Present – Barthelmes, Conoscenti, Ferrara, Frost, Mangano, Morelli, Mostyn
and Novellino

Absent – Lambros

APPROVAL OF MINUTES: July 22, 2020

The Board having reviewed the Meeting Minutes and suggested changes having been made, Mr. Ferrara made a Motion to adopt and Mr. Morelli offered a Second: Roll Call Vote: Ferrara, Morelli, Mangano and Novellino votes yes to approve.

EXTENSION OF TIME

Z18-05 McCaffery, James - Block 42, Lot 11.03 located at 72 Stillhouse Road consisting of 3.70 acres located in two zones; R80 and RU-P Zone. Applicant sought and received approval to construct a single-family dwelling on a vacant lot. Applicant sought and received relief from Article 11-24.3 of the Land Use Development Ordinances, Steep Slope Buffer Requirements. Resolution Memorialized 7-24-19. Applicant seeks an Extension of Time to complete the project. No noticing required.

Mr. McCaffery explained to the Board the reason that he needed the 6-month extension. The Board after discussing the matter and upon Motion of Mr. Morelli to grant the 6-month Extension of Time and Mr. Ferrara offered a Second: Roll Call Vote: Morelli, Ferrara, Conoscenti, Frost, Mostyn, Barthelmes and Novellino voted yes to grant the Extension.

CARRIED APPLICATION:

Z19-07 Stewart, Daniel and Domenica – Block 31.01, Lot 33 located at 2 Evergreen Court consisting of 2.62 acres in the R-130 Zoning District. Applicant proposes to construct a 2-car garage seeking variances relief from building size of 1,782.5 s.f. where 900 s.f. is permitted; height of 28.82 where 16' is permitted. Deemed Complete 1-31-20. Date of Action 5-30-20, extension granted to 6-30-20; heard in part on 6-22-20; extension of time granted through 8-31-20. Noticing required.

Attorney Jared Pape representing the applicant The Board Secretary confirmed the members that were eligible to vote this evening. Attorney Vella advised that although a member may not be eligible to vote, they can still ask questions and participate in the continuation of the application.

Attorney Vella read the additional exhibits into the record as follows:

- A-9a Jurisdictional Packet
- A99 Elevations 36x48x15 8 pitch prepared by Timberline dated 8-4-20
- A-10 Elevations 36x48x15 6 pitch prepared by Timberline dated 8-4-20
- A-11 Elevation perspective Exhibit A prepared by Crest Engineering dated 8-17-20
- A-12 Elevation perspective Exhibit B prepared by Crest Engineering dated 8-17-20
- A-13 Photographs of the property (10)
- A-14 Color Samples Charcoal and Ash Gray
- A-15 Revised Variance Sketch; Proposed Landscaping, sheet 3 of 3, prepared by Crest Engineering dated 11-15-19, last revised 7-21-20
- BOA-1 Engineer's Report dated 2-3-20
- BOA-2 Planner's Report dated 3-18-20
- BOA-3 Mr. Picatagi's letter dated 7-22-20

One change to the Exhibits were made that were located online. The review letter of Rick Picatagi dated 7-28-20 was renumbered from Exhibit A-15 to BOA-3.

Mr. Pape provided a brief overview of the application that was before the Board on June 24, 2020 including that the applicant was seeking bulk variance relief, including height, size and architectural compatibility for the construction of the garage structure to store a motor home and traveler trailer.

Mr. Pape advised that they have revised the application to be responsive to the comments of the Board and the Board professionals.

Mr. Pape advised that Mr. Pigatagi met with the applicant, Mr. Weiner and Mr. Pape at the site. Areas were located where additional buffering could be installed for adequate screening for all seasons.

Mr. Pape advised that an alternate design has been prepared lowering the height of the structure by 3 feet. Crest Engineering has prepared the plans. They are presenting a color scheme to further soften the look of the garage.

Attorney Vella advised that Mr. Stewart was previously sworn in and is still under oath. Mr. Stewart explained that the ceiling height of the structure was lowered by a foot from 16 to 15 feet. Referring to Exhibit A-9, Mr. Stewart explained the changes including the window size was

increased to 5-feet to replicate the windows on the house and the green shutters match the shutters on the home.

Referring to Exhibit A-10, Mr. Stewart explains how the roof pitch was lowered.

Mr. Pape referred to Exhibit A-13, a series of photographs that were taken when the leaves were not on the trees in winter and most recently in summer with the foliage on the trees. The photographs reflect where the proposed garage would be looking from the street during the winter with the least amount of color. The summer version is from July when everything is in bloom.

Mr. Frost inquired as to the height of the home. Engineer Bullock will address that.

Mr. Mostyn asked the applicant if he had given any consideration to reduce the overall size of the building or overall square footage. The applicant advised that the building designed to house a motor home and travel trailer as well as lawn maintenance equipment would be stored in the structure since the applicant is taking down the shed that stores those items presently.

Mr. Stewart advised that the ceiling will be open with wooden trusses. A stucco finish would give the building a look of wood. The building is set back from the road 150 feet from the road.

Attorney Vella advised that Donna Bullock, P.E. was previously sworn in.

Referring to Exhibit A-11, Ms. Bullock explains the exhibit including the proposed 8 pitch roof and added landscaping. She offered that the garage is subordinate to the existing house. She explained the difference in elevations.

Exhibit A-12 is the same exhibit as A-11 with the peak change where the proposed building has a height 3 inches less than the garage attached to the house.

Mr. Pape offered that the elevations are important so the Board can see how tall each building appears to be which is designed to be subordinate to the existing garage.

Ms. Bullock stated that the existing home is 28.6 feet.

Chairman Novellino stated that it is important to understand what variances come into play.

Mr. Pape went over the heights of the buildings. The height of the proposed garage at 8/12 pitch is 27'11", the height of the proposed garage at 6/12 pitch is 24'11", the height of the existing house is 28'6", the height of the garage next to the house is 21'4".

Engineer Shafai asked if the measurements were taken from the existing ground elevation. Mr. Stewart advised that he measured the height of the roof from the foundation.

The house height conforms to the zone. Accessory structures cannot be taller than the house. Permitted accessory height is 16 ft. If compatible with the principal building, the structure can go to 20 ft. Both buildings exceed the permitted height. The applicant is seeking approval for an 8/12 pitch.

Mr. Morelli asked about the cupola. Engineer Shafai advised the cupola is not including in the calculation of roof height.

Mr. Pape offered that the applicant has taken steps to mitigate the view from the street.

Mr. Bullock went over the varieties and heights of the trees to be installed to buffer the view from the street, including American Hollies and Canadian Hemlock trees. Mr. Picatagi letter recommendations were used. Ms. Bullock offered that 7 Canadian Hemlocks will be located in front of garage and extends to the driveway area. They are shade tolerant and have low branches and a faster growing variety of evergreens used for barriers and they are a very dense type of tree. Hollies planting height is 6-7 feet grow annually 6-8 inches. The Hemlocks are planted at a height of 7-8 feet and after three years have 1.5 feet growth. She explained the maturity of trees vary and could be almost 50 feet from the Hemlock and 35-45 feet for the Holly.

Mr. Pape stated that the plan was developed after the meeting with Mr. Weiner and Mr. Picatagi and it was his conclusion that the existing forest screened the garage during the winter when visibility is more during the winter.

Engineer Shafai added that Mr. Picatagi did advise that it would take up to 15 years to grow 20-25 ft. to hide the entire building.

Mr. Pape advised that there is an elevation change which will buffer the view from the street. There was Board discussion concerning the view and the appearance from the street. To hide building almost completely could take 10-15 years.

Mr. Conoscenti asked about the height of the RV. Mr. Stewart advised it is 13 feet. Mr. Ferrara has concerns about the height of the building needed to house the RV. Mr. Stewart did not feel that the building would look good if the roof were flat.

Attorney Vella asked if the building is housing two RV's. Mr. Stewart stated it will store an RV and a traveler trailer and added that the traveler was 32 feet long.

Mr. Morelli stated that the stucco finish may soften the lines. Mr. Pape stated that is what their desire was by using the stucco finish.

Attorney Vella asked if the building is architecturally compatible with the existing principal dwelling such as cedar siding and the like. He added that metal siding is not architecturally compatible to the home.

Mr. Pape offered that architecturally, there to the extent of the propose garage is visible from the street. He says that it is heavily forested with additional landscaping added for buffering.

Attorney Vella stated that there are two issues, if the building is visible from the street it must be architecturally compatible and if it is architecturally compatible the applicant is permitted to go to 20 feet in height. If compatible then a variance from 20 feet to 28 feet is needed. If not architecturally compatible, then a variance is need from 16 feet to 28 feet.

Attorney Vella stated that if the structure is visible from the street, it has to be compatible that means the same siding.

Planner Mertz feels that the applicant is not reaching the compatibility with the material and the styles proposed.

Attorney Vella advised that Lorali Totten, P.E., P.P. has previously been sworn in and is still under oath.

Ms. Totten added testimony to her previous planning testimony addressing the revisions to the plans, the reduction in the height of the building and the added landscaping.

Ms. Totten stated that the proposed structure will not have a substantial impact to public good because the height has been reduced and the added landscaping will help with visibility especially in the summer. The building will now have a type of material that will bring it closer to compatibility. She offered that the shadowy effect from a distance, the windows now matching the home and the color of the shutters mirror those on the house. Ms. Totten offered that all of the improvements to the façade bring it closer but does not entirely match the house so they are adding in some landscaping. The trees planted will not be as tall as the building, but species have been chosen to work well in the shaded area.

At 8:49 p.m., Chairman Novellino opened the application to the public.

Attorney Vella advised that James McCaffy was previously sworn in and is still under oath.

Mr. McCaffey feels that the proposed building does not fit in the neighborhood.

Seeing no further public comment on the application, Chairman Novellino closed the public portion at 8:51 p.m.

Mr. Pape provided a summarization of the application.

Chairman Novellino opened the application to the Board for discussion. He began the discussion reviewing the architectural compatibility, height and square footage of the proposed building. He feels that from a planning perspective there is not a huge positive. The negative impacts include that the neighbors having to wait 10 to 15 years for the trees to grow to offering buffering to the neighbors. Chairman Novellino did read the comments of Mr. Picatagi and he commented on those. Chairman Novellino addressed the architectural compatibility and stated that he appreciated the efforts that the applicant had done but the building is metal and is not the same as the principal residence. The height is much higher than the ordinance allows. No architectural compatible limits the height to 16 and not 20 so larger variances are needed. The size limit is 900 s.f. for a single structure so there is a large difference in size.

Mr. Frost agreed with the Chairman. He added that he had not heard a better presentation, but the residents want to enjoy their lives in a rural setting. He felt the structure was large and would be unable to approve the application.

Mr. Morelli had a question regarding the horizontal and vertical lines but did not feel that no matter what you do it will show that there is a difference. He felt that a wood building, smaller in size with matching siding to the principal structure would be more compatible.

Mr. Mostyn noted that the existing garage had dormers that were not taken into consideration on the proposed structure. He asked the applicant to consider this a different type of structure to take into consideration a more architecturally compatible structure.

Attorney Vella went over the Conditions of Approval should the Board voted positively on the application. The condition was to remove the existing shed.

Mr. Pape asked the Board if they could carry this application. The options were discussed. Chairman Novellino did not want to carry this application.

Attorney Vella explained what it would mean of the applicant wishes to withdraw the application without prejudice. The Board could carry the application and change the application, or they could withdraw without prejudice and Attorney Vella explained what that meant or the Board could vote on the application now.

Vice-Chairman Barthelmes voiced his opinion.

Mr. Ferrara and Mr. Mostyn discussed their feelings.

The Board agreed to dismiss without prejudice. Chairman Novellino made a Motion to Dismiss without Prejudice and Mr. Frost Offered a Second. Roll Call Vote: Novellino, Frost, Ferrara, Morelli, Mostyn and Mangano voted yes.

Z19-06 SILVI GROUP COMPANIES – Block 22, Lot 13 located at 470 Route 33 in the HC Zone consisting of 13.405 acres. Applicant seeks Preliminary and Final Site Plan Approval, Use Variance Approval to add a 9,600 s.f. new building to the site. Removal of existing maintenance building. Addition of employee parking and installation of natural gas fueling. Deemed complete 12-12-20, DOA 4-10-20. Various extensions of time through 8-31-20 Noticing required.

Attorney Vella advised that he has read the noticing packet and finds same to be in order to accept jurisdiction over the application.

Attorney Vella read the following exhibits into the record:

- A-1 Jurisdictional Packet
- A-2 Application dated 10-10-19
- A-3 Void
- A-4 Outbound and Topographical Survey of Property Prepared by Crest Engineering dated 4-28-16, last revised 1-17-17
- A-5 Amended Use Variance, Preliminary and Final Major Site Plan prepared by Crest Engineering dated 10-4-16, last revised 6-17-19.
- A-6 Aerial Plan prepared by Crest Engineering dated 10-4-16

- A-7 Existing Site Conditions & Wetland Delineation Plan prepared by Crest Engineering dated 2-17-19
- A-8 Wetland Investigation Report prepared by Crest Engineering dated Winter 2018
- A-9 NJDEP Wetland LOI dated 9-11-19
- A-10 EIS prepared by Crest Engineering dated 6-17-19
- A-11 Stormwater Management Best Management Practices prepared by Crest Engineering dated 6-20-17
- A-12 VOID
- A-13 Traffic Report prepared by McDonough & Rae dated 9-4-19
- A-14 Fire Circulation Sketch Prepared by Crest Engineering dated 3-25-20
- A-15 Floor Plan prepared by Perez & Radosti Architects dated 8-29-19
- A-16 Elevations prepared by Perez & Radosti Architects dated 8-29-19
- A-17 Color Rendering of Elevations prepared by Perez & Radosti Architects dated 6-9-20
- A-18 Digital Sample Board prepared by Perez & Radosti Architects dated 6-9-20
- A-19 Color Display of Landscape and Lighting Plan (Sheet 4 of 6) prepared by Crest Engineering
- BOA-1 Engineer's Report dated 12-12-19
- BOA-2 Planner's Report dated 2-13-20
- BOA-3 Environmental Commission Report 12-2-19
- BOA-4 Report of the Millstone Township Fire Department 11-4-19
- BOA-5 Report of the Shade Tree Commission 2-12-20
- BOA-6 Resolution of the BOA memorialized 5-8-03
- BOA-7 Resolution of the BOA memorialized 1-27-16

Attorney Kenneth Pape provided a brief overview at the end of the Meeting of 6-24-20 and begin again this evening.

Attorney Kenneth Pape representing Silvi Concrete to take down existing garage building and rebuilding the garage on the back of the site to use the front of site for a parking area and enhance the landscaping. Mr. Pape advised that there is no change in the concrete facility and is limited to a reconfiguration of the building also changing the fuel from gasoline to natural gas.

Mr. Pape advised the Board that they had met with the Fire officials and have made substantial onsite changes for Fire Department. Mr. Pape advised the witnesses this evening will be Mr. Stephen Radosti, the architect who has designed the new building, Mr. Sean Earlen, an executive with the company, Ms. Allison Coffin, the planner to offer planning testimony, Mr. Frank King, director of operations and Mr. Scott Kennel, applicant's traffic expert.

Attorney Vella swore in Peter Strong, P.E., P.P. of Crest Engineering who is known to the Board and he is accepted as a professional engineer.

Referring to Exhibit A-19, Mr. Strong advised that Silvi Concrete contains color portions that reflect the changes from previous site approval to replace the truck parking and fueling on the north east

border of Iron Ore Road. He advised in the plan, the existing maintenance building is removed and a 9,600 s.f. is to be built to the north end of the site. Mr. Strong stated that the septic system will be removed and a new one will be constructed along with a well. He advised that landscaping would hide the parking from Route 33. Additional landscaping at the entrance will be installed. Mr. Strong stated that storage bins will be hidden from the roadway.

Mr. Pape offered that a JCP&L new easement installed large telephone poles that caused a removal of vegetation of the existing landscaping. This landscape plan will replace that.

Mr. Strong advised that they would comply with Board Engineer Shafai's report. There will be no change to the drainage system. The impervious area on the site will increase slightly and the stormwater management in the southeast corner behind the gas station will handle that increase in the impervious area. Mr. Strong advised they have applied to the DRCC who agree with their calculation. The DRCC will issue a permit once they receive Board approval.

Board Engineer Shafai and Engineer Strong had several conversations discussing the impervious coverage has increased on several sections of the site due to the stone being impacted over the years by the concrete trucks traversing over them.

Referring to Exhibit A-14, Mr. Strong explained the new circulation and they have satisfied that concern with that exhibit. They took these back in March and Fire Official Matt Wagner agrees with the circulation. Engineer Shafai asked about the 633 s.f. mezzanine attached to the 9,600 s.f. building. He asked if the height is 30 feet. Mr. Radosti will clarify.

Board Engineer Shafai asked about the conditions of the previous approval regarding crushing time. Mr. Pape advised that the approvals of 2016 all conditions are carried forward.

The hours of operation as set forth as a prior condition and are still subject to enforcement. Monday through Friday 7:00 a.m. to 6:00 p.m.

Attorney Vella swore in Scott Kennel of McDonough and Rae. Mr. Kennel presented his credentials advising he has testified before multiple Boards. He is accepted as an expert witness.

Mr. Kennel advised that there are no changes to the driveway system. He explains that he has reviewed the exhibit and concludes that the plan will provide safe and sufficient circulation to emergency or large vehicles to the site. The parking lots are now formal parking lots. Where 43 spaces are permitted, 51 spaces are proposed. Board Engineer Shafai is concerned that people who work in the maintenance building onsite have a ways to walk from where their cars are parked.

Mr. Conoscenti asked if the increase in parking is a result of based on new traffic going into the site. Mr. Pape advised that they now have formalized parking spaces onsite employees and the truck drivers. Mr. Kennel stated that the parking spaces are distributed throughout the site.

Mr. Conoscenti asked if the truck drivers would require an official parking number. Mr. Kennel stated that this plan is in place to make the parking and circulation more efficient. The existing parking is antiquated.

Mr. Pape advised that Mr. Earlen will confirm that there will be no change in the number of employees. Engineer Shafai advised that he has looked at the prior Resolution and there was a place for 30 trucks and that continues.

Attorney Vella swore in Sean Earlen, representative of Silvi Concrete. He advised that he is an executive with the company and has been with Silvi for the past 12 years. Mr. Earlen advised that he makes sites more efficient and works with the team when they must appear before Boards to improve their sites.

Mr. Pape stated Silvi has been on this site since 1966. Silvi is not looking to grow the operation. The number of employees to man and service the trucks has not changed. He explains the need for formal parking and advised that the trucks enter the site in a staggered schedule. Mr. Pape explained the difficult conditions of mechanics working under the lack of amenities, changing rooms and restrooms are not efficient and are antiquated. The aging septic system requires constant maintenance and a new system will be installed.

Attorney Vella swore in Stephen Radosti, AIA, architect. The Board is familiar with Mr. Radosti's credentials and accepts him as an expert.

Referring to Exhibit A-7, Mr. Radosti describes the materials, colors and building dimensions. The building is 80 x 120 feet and 29.10 in height. The building is a prefab, stucco finished building with a standing seam metal roof 3/12. Earth tone colors will be used on the building. Mr. Radosti stated that the building will have 6 overhead doors and 3 drive thru bays. There is a drivers' break room, ADA bathrooms, small kitchen, parts storage room and an office for the NJDOT. The 633 s.f. mezzanine is for the storage of larger parts that are too large to fit on the first floor.

Mr. Pape advised that the building is under 30 feet. Engineer Shafai will have Crest note that on their plans.

Attorney Vella swore in Allison Coffin, P.P, Ms. Coffin is known to the Board and is accepted as an expert witness.

Ms. Coffin provided explained what preparation that she took for the application presentation this evening.

Ms. Coffin explained that the lot is an irregularly shaped 13.4 acre lot and is fully developed by a concrete plant. She explained that the project includes the conversion of a gas fueling station to natural gas which has been approved but not implemented yet. The prior approval was to have an addition onto the service building but that has changed to remove that building, rebuild deeper into the property, update the employee parking, add landscaping and hide the storage bins to the front.

The property is located in the Highway Commercial Zone (HC) and the facility is pre-existing non-forming and the expansion requires D2 variance approval. There is a lot coverage variance that is needed. She explained that 50% impervious coverage is permitted and presently the lot coverage

is 54.8% and the increase to 56.2% requires a C variance. Ms. Coffin explained the special reasons to allow the Board to grant the variances including there is no detriment to the health, safety and welfare of the public. The lot has contained the plant since the 1960s. Ms. Coffin stated that there is no increase in business activity, the size of the fleet or the number of employees. The proposed building will allow for the maintenance activities taking place outdoors to be brought indoors, to allow better circulation of the site. The Board previously approved the expansion of the building, but we are now proposing a new building relocated to the rear of the site with better parking.

Ms. Coffin explained how the change in the fuel source is an environmental benefit, and how the landscaping will enhance the site. She explained that the variances can be granted without any detrimental impact for reasons that the activity on the site is not being increased. The D2 variance can be granted because advances the purposes of the MLUL to benefit to provide industrial use. The slight increase in coverage will improve the circulation of the site.

Chairman Novellino wanted to address the mention the need for a variance for off-street loading that was in Planner Mertz' report.

Planner Mertz stated that the ordinance requires one off-street loading space. Mr. Strong explained that the site utilizes loading and unloading on various areas throughout the site. Referring to the site plan, Mr. Strong showed those locations although there is not a single location. Mr. Strong agreed to designate where the loading areas are. Chairman Novellino stated that 5,000 s.f. of floor area requires one loading area so this site would require two.

Attorney Vella stated a condition of approval is the designation on the plans as to the two loading areas, made up of 5,000 s.f. of floor area for one, and this would satisfy that requirement.

Planner Mertz asked Ms. Coffin to address a potential impact to a residential property located to the north of the site and a potential impactsince the building is moving closer to that residential lot. Ms. Coffin feels there will not be any negative impact to the residential lot since the proposed building meets the setback requirements to that area.

Mr. Pape advised that Silvi owns that residence most closely situated to the Silvi property.

Mr. Conoscenti asked how far the nearest residence, other than the one Silvi owns, is to the property. Engineer Shafai stated about 200 feet to the residence Silvi owns and approximately 300 feet for the next nearest residence.

Planner Mertz did not have any more questions and agreed with Planner Coffin's testimony.

Mr. Conoscenti asked about the height of the new building 29.5 feet.

Vice-Chairman Barthelmes feels having all of the maintenance activities inside the building is a positive.

Mr. Mostyn asked about the existing concrete plant and to see if there were plans to paint that as part of the application since it is weathered.

Mr. Pape stated that there is not change to the operational equipment and no offer to paint that structure.

Mr. Conoscenti advised that there is a mountain of concrete that is visible from Route 33. There are large yellow blocks located at the entrance that he stated is an eyesore.

Mr. Pape advised that the crushed concrete pile is part of the operation. They could meet with Mr. Shafai to move those blocks.

Mr. Mostyn stated that the pile of the recycled concrete is pushing 20 feet high. It is an aesthetic issue. He did mention that the vegetation that helped to buffer this was subsequently removed by the JCP&L easement.

Mr. Pape advised that the concrete blocks will be removed per client and replace them with unpainted blocks. The purpose is to channelize trucks coming to the site.

Mr. Conoscenti stated that it is the concrete pile is concrete waiting to be crushed and the pile is large. Attorney Vella asked if this can be reduced the visual impact from Route 33. There is room on the site to reconfigure the location or the height of that mound.

Mr. Pape offered that the concrete is a material element of Silvi. He will meet with the professionals on the site to see if they can come up with something. If Mr. Earlen and Mr. King can meet with Engineer Shafai to see if something can be done.

Mr. Earlen explained the concrete that is stacked this way is concrete that was not used, they will spread it out on the site. Three or four times per year, they will bring in a contractor to crush it. Mr. Earlen explained that an area is needed for the crusher and an additional area for the crushed materials. They will meet with Mr. Shafai on site to review. He offered that is not economic to bring a man to come in to crush 2-3,000 tons.

Attorney Vella stated that the landscaping did block that view prior to the JCP&L easement.

Mr. Pape advised that no trees are allowed to be planted in the easement due to the wires.

Chairman Novellino opened the application to the public at 10:32 p.m. Seeing none. Chairman Novellino closed the public portion at 10:32 p.m.

Chairman Novellino feels it is an improvement of the site. The outdoor activities can be brought inside a betterment to the workers and the community. The addition of the designated parking improves the safety on the site. The improvement in terms of the natural gas refueling is a benefit. He did not see any negatives to it. The building will be a little bigger but further way from the road. The home nearest to the project is owned by the applicant. He did not feel the intensity to be severally increased.

Mr. Conoscenti agrees with Chairman Novellino.

Mr. Mostyn feels there should be some consideration given to planting an earth berm with landscaping to hide the concrete pile and lower the size of the concrete pile and potentially some

consideration to paint the concrete plant to blend with the new building coming up.

Mr. Morelli stated that the applicant considers a systematic upgrade down the road to painting the facility.

Mr. Pape will work with Engineer Shafai to elevate the landscaping.

Attorney Vella went over the conditions of approval should the Board vote to approve the application including, but not limited to, conditions contained in Engineer Shafai 's report of 12-19-19, all of the comments contained in the Fire Department's report of 10-14-19, comply with the Condition 12 of the prior approval concerning crushing time as well as all prior approvals carry forward, a loading area to be designated on the revised plans per Planner Mertz' report, applicant to remove the yellow blocks, applicant to meet with the Board Engineer to discuss limiting the view from Route 33 including adding an earth berm to try to effectuate a buffer from the view of Route 33, etc.

Mr. Conoscenti made a Motion to approve with the Conditions as set forth by Attorney Vella and Mr. Morelli offered a Second. Roll Call Vote: Conoscenti, Morelli, Ferrara, Mostyn, Frost, Barthelmes and Novellino voted yes to approve the application.

Seeing no old business or new business, Mr. Conoscenti made a Motion to adjourn and Mr. Mangano offered a second and by unanimous vote the meeting ended at 10:40 p.m.

Respectfully submitted,

Pamela D'Andrea